



# VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | [www.marvinnc.org](http://www.marvinnc.org)

## PARKS, RECREATION & GREENWAY BOARD MEETING MINUTES

July 7, 2020 – 9 a.m.

Village Hall (Virtual Meeting)

### AGENDA ITEM

#### 1. Call to Order

Vice-Chair Baresich called the meeting to order at 9:11 am.

#### 2. Determine Quorum

Vice-Chair Baresich noted the meeting was being held virtually for the public and verified a quorum of members was present in person.

**Present:** John Baresich, Kristyna Culp, Bob Nunnenkamp and Mayor Pro Tem Vandenberg as Council Liaison.

**Absent:** None

**Staff:** Derek Durst, Barbie Blackwell, Rohit Ammanamanchi and Austin Yow

#### 3. Adoption of the Agenda

Vice-Chair Baresich requested adding a new #4 under Unfinish Business “Update on Board Vacancies”

**MOTION:** Bob Nunnenkamp made a motion to adopt the agenda as amended and seconded by Kristyna Culp.

**VOTE:** The motion passed unanimously.

#### 4. Adoption of the minutes: 6/2/2020

**MOTION:** Kristyna Culp made a motion to adopt the 6/2/2020 minutes as presented.

**VOTE:** The motion passed unanimously.

#### 5. TIME STAMP 2:20

##### Public Comment Period

Deb Berry, 3310 Waxhaw-Marvin Road, reiterated her comments she made at the Village Council meeting on June 9. *(See attached email is hereby incorporated as reference into these minutes.)*

### UNFINISHED BUSINESS ITEMS

#### 1. TIME STAMP 6:50

##### Update on the Tullamore Phase II Trail

Mr. Durst reported the Trail Builder has started working on the project. He noted that the contract needed Village Attorney approval, which caused a delay in starting the project.

#### 2. TIME STAMP 7:40

##### Update on the Park Trail

Mr. Durst reported the trail project is 95% complete. He noted that the contract needed Village Attorney approval, which caused a delay in starting the project. He also noted that the trail would be ready today for a walk through if any members were interested.

#### 3. TIME STAMP 13:00

##### Update on the CPNI Workshop on Village Center District

Mr. Ammanamanchi presented his staff report. *(See attached staff report is hereby incorporated as reference into these minutes.)*

#### 4. TIME STAMP 27:10

##### Update on Board Vacancies

Ms. Blackwell noted she has not received any application for the vacant seat. Staff will continue to send out vacancy reminders through all Social Media Platforms.

## NEW BUSINESS ITEMS

### 1. TIME STAMP 33:45

#### Nomination and Election for Chair and Vice-Chair Positions

The PR&G Board conducted nominations and elections for Chair and Vice-Chair.

#### Chair

Vice-Chair Baresich opened the floor to nominations for Chair. Bob Nunnenkamp nominated John Baresich for Chair. Vice-Chair Baresich closed the floor to nominations and seconded by Kristyna Culp.

**MOTION:** Bob Nunnenkamp made a motion to elect John Baresich as Chair and seconded by Kristyna Culp.

**VOTE:** The motion passed unanimously.

#### Vice-Chair

Chair Baresich opened the floor to nominations for Vice-Chair. Bob Nunnenkamp nominated Kristyna Culp for Vice-Chair. Chair Baresich closed the floor to nominations and seconded by Bob Nunnenkamp.

**MOTION:** John Baresich made a motion to elect Kristyna as Vice-Chair and seconded by Bob Nunnenkamp.

**VOTE:** The motion passed unanimously.

### 2. TIME STAMP 38:25

#### Discussion and Consideration of Other Park Fees

Mr. Durst presented the proposed Park Fees, which included fees for the new Picnic Shelter and an increased the fees for the Barn. *(See attached proposed Park Fees is hereby incorporated as reference into these minutes.)*

**MOTION:** Kristyna Culp made a motion to approve the proposed Park Fees as presented and seconded by Bob Nunnenkamp.

**VOTE:** The motion passed unanimously.

### 3. TIME STAMP 58:25

#### National Night Out Event Planning (October 6)

Board Members discussed allowing the HOA's to hold individual events within their neighborhoods to cut down on crowd size. They decided to leave NNO debate open for future meetings. They also consider cancelling the event if conditions surrounding the pandemic do not improve.

### 4. TIME STAMP 1:09:20

#### Review Council Feedback on Chapter 5.F of the Land Use Plan

Mr. Ammanamanchi presented the highlighted revisions that Council made adding a #7 in Section F.1 and removal of #6 in Section F.4. *(See attached Section F of LUP is hereby incorporated as reference into these minutes.)*

Board members reviewed the highlighted revisions and requested adding "large enough for athletic fields" to #7 in Section F.1. Board members also requested keeping #6 of Section F.4 in its entirety and not be removed.

**MOTION:** Bob Nunnenkamp made a motion to keeping #6 of Section F.4 in its entirety and not be removed and seconded by Kristyna Culp.

**VOTE:** The motion passed unanimously.

## AGENDA ITEMS

### 1. TIME STAMP 1:28:25

#### Review of Action Items

- Staff will continue to work with AMT to improve the drainage issue on the Marvin School Trail.
- Mr. Durst will research cost of tables and chairs to be rented for the Barn and new Picnic Shelter to be discussed at their next meeting.
- Ms. Blackwell will add National Night Out to Council's Agenda.
- Ms. Blackwell will add National Night Planning on PR&G Agenda for August 4<sup>th</sup> and invite the two Sheriff Deputies to the meeting.
- Ms. Blackwell will update contact list and send out to all members.

2. **TIME STAMP 1:30:30**

**Board Comments**

**Bob Nunnenkamp** – No comment

**Kristyna Culp** – No comment

**John Baresich** – Thanked the Board for having faith in him as Chair. He will do his best to lead the Board forward in the future.

**Mayor Pro Tem Vandenberg** – She announced that Village Council is in the midst of planning a Town Hall Event in the fall to ensure better communication in the community. She extended an invitation to the PR&G Board to participate and speak on current and long-term projects.

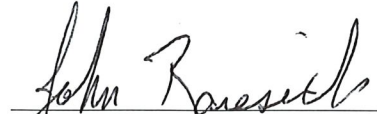
**ADJOURNMENT**

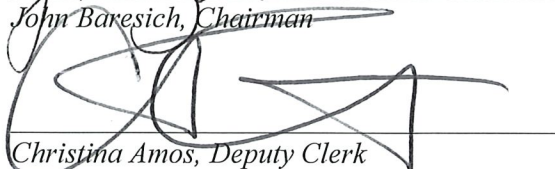
**MOTION:** Kristyna made a motion at adjourn the PR&G Board meeting at 10:45 am seconded by Bob Nunnenkamp.

**VOTE:** The motion passed unanimously.

Adopted: 8/4/20



  
John Baresich, Chairman

  
Christina Amos, Deputy Clerk  
Village of Marvin

## Marvin Clerk

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**From:** enkore@aol.com  
**Sent:** Tuesday, June 9, 2020 11:59 AM  
**To:** Marvin Clerk  
**Subject:** Re: Public Comment Verbage for June 9 Council Meeting

Thanks for the confirmation - well Step 1!

-----Original Message-----

From: Marvin Clerk <clerk@marvinnc.org>  
To: enkore@aol.com <enkore@aol.com>  
Sent: Tue, Jun 9, 2020 11:55 am  
Subject: Re: Public Comment Verbage for June 9 Council Meeting

Ms. Berry,

Thank you. I will forward your message to Council. Mayor Pollino or myself will read your message for the record during the public comment period.

Barbie Blackwell

On Jun 9, 2020, at 11:49 AM, "enkore@aol.com" <enkore@aol.com> wrote:

Ms. Blackwell,

As we discussed this past Saturday and Monday I have written below the statement to be read during the Public Comments, then entered into the minutes of todays Marvin Council Meeting. I have read it aloud and it is just under 3 minutes.

If you have any questions or modifications please give me a call on 704-807-9947. And could you please email back that it is received?

Thanks,  
Deb Barry

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Deborah Barry, 3310 Waxhaw Marvin Rd., Marvin

I would like to go on record as being strongly opposed to the segment of the proposed Waxhaw Marvin Greenway south of the Bonds Grove Rd. intersection ending at the Village of Marvin boundary. I request it be removed from the PR&G Master Plan, simply ending a bit sooner at Bonds Grove Rd.

My opposition is due to two main concerns. First, 7 of the 10 properties on the west side of Waxhaw Marvin are horse farms such as depicted on the Marvin Web site. I personally own 600 feet of that frontage. Installing an asphalt bike path next to these pastures will ruin the ambiance of one of the last countryside areas of Marvin. In the larger picture of the Plan, it is not necessary. Trying to pet a horse over the fence will be irresistible to children and some adults. Horses do not know the difference between a carrot and a finger. Horses have been sickened and died by good intending people feeding them inappropriate items. The liability will be large and one I and other property owners do not want to take on. I and the horse neighbors I have spoken with do not believe this small segment of the Greenway is worth these risks.

My second concern and perhaps the most important for the wider Marvin population, is pedestrian safety. The PR&G committee in proposing a Greenway path for this section of Waxhaw Marvin Rd

apparently did not take adjacent road conditions into consideration. I ask that the Council do. There are 2 large and somewhat blind curves in the road north and south of my property. They have been the reason for 10 car accidents in the past 10 years. Of the 10 accidents, 6 of them have been in the last 2 years. The frequency has increased, I assume, along with the amount of traffic, which speeds. The latest crash was just this past May. The BMW went off the curve onto my median, skimmed my fence, hit a bump, went into the air, landed on its hood in the shoulder and burst into flames. Right where the path would be. ALL of the accidents have resulted in the cars traveling off the road and through my fence and the other property owners fences along this stretch. These numbers do not even include the cars that have crashed through the horse pasture fence at the corner of Bonds Grove and Waxhaw Marvin Rd.

In conclusion, I ask that this small segment be removed as proposed for the larger Waxhaw Marvin Greenway.





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**TO:** Parks, Recreation, & Greenways Board

**FROM:** Rohit Ammanamanchi, Village Planner/Zoning Administrator

**SUBJECT:** Update of Construction Professionals Network Institute (CPNI) Workshop on Village Center hosted June 11 and 12 on Zoom

**DATE:** July 1, 2020

## **Background**

A workshop occurred hosted by CPNI, with members of the Village Council, Planning Board, and PR&G, and residents and property owners in the VCD in attendance. The main objective of the workshop was for us to get a better understanding and receive expert advice on the details of the planned Village Center. The first day of the workshop on June 11, 2020 was mainly an overview of the history of Marvin and existing assets. A report of the demographics and employment was presented by NC Growth, there was discussion of implementation strategies between CPNI and Marvin Council and Planning Board Members, and CPNI gave a presentation of a previous workshop they conducted in Badin, NC.

The second day of the workshop occurred on June 12, 2020. Some options discussed are as follows:

- Traffic must be slowed using any number of traffic calming methods, such as angled parking and strictly enforced reduced speed limits.
- Transforming the former general store into a specialty shop or restaurant is crucial to the character
- Preserving the more residential character of the west side of the VCD can be accomplished by putting more office and institutional uses on that side, and putting the retail and restaurant type uses on the east side. This grouping can also mitigate some negative effects of the two commercial sides being “divided” by the churches in the middle
- Potentially selling Efird Park to buy and develop more suitable park space in the central area
- Property owned by O’Dell, Lett, or Pribas are viable in creating a future public gathering space. Patio homes, a conservation subdivision, or assisted living facility were discussed to negotiate public space.
- The Village Hall location is very important to the overall plan and both the building and the green around it should be considered as a gathering space.
- An alternative to retail being on the street frontage is for the retail to be tucked into deeper lots.
- Other towns that in some parts emulate that should be incorporated into Marvin’s Village Center are Pinehurst, Ocracoke, St. James, Valle Crucis, Todd, Cameron, Hillsboro, Bath, Corolla, and Duck.

The final report should be completed in 2-3 weeks and will be presented by CPNI/NCGrowth to Council.

**Recommendation:** Consider attending the presentation at a July Council Meeting.



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### REVISED FEE SCHEDULE

*Adopted 10/10/2018*

*All fees for regulation approval in the Village of Marvin are non-refundable.*

#### PERMITS

*Permit fees will be DOUBLED if proper permits are NOT issued before construction begins*

##### ZONING PERMIT – RESIDENTIAL

Zoning Permit	\$50
Accessory Structure (includes additions)	\$25
Foundation Permit	no charge
Certificate of Compliance	\$50
Upfitting	\$25

##### ZONING PERMIT – NON-RESIDENTIAL

Zoning Permit	\$250
Foundation Permit	no charge
Certificate of Compliance	\$250
Upfitting/Change of Use/Change of Occupancy	\$50
Certificate of Compliance for Upfitting	no charge
Sign Permit - Temporary	\$35
Sign Permit – Permanent	\$50

##### CONDITIONAL USE PERMIT

Residential	\$300
**Government	\$450 + \$20/acre or portion thereof
**Non-Residential	\$800 + \$20/acre or portion thereof
**Business and Office	\$2,000 + \$400/acre or portion thereof
**Cell Tower – New Tower*	\$4000 + \$20/acre or portion thereof
– Existing Tower (co-locate)	\$2650 + \$20/acre or portion thereof

##### TEMPORARY USE PERMIT

Staff review of TUP for Barn Rentals exceeding 100 people	\$75
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##### GRADING PERMIT

Consulting Engineer Reimbursement	Billed According to Project Review Time
Planner review only/Engineer review not required	\$50

TREE REMOVAL PERMIT	\$50
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CUSTOMARY HOME OCCUPATION PERMIT	\$25
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#### DEVELOPMENT & SUBDIVISION FEES

**LOT LINE REVISION AND RECOMBINATIONS	\$200
**ZONING MAP PETITION / REZONING	\$1,000 + \$15 acre or portion thereof
**PRELIMINARY MEETING APPLICATION FEE	\$200

**DEVELOPMENT & SUBDIVISION FEES (cont.)**

**\*\*MINOR SUBDIVISION**

Two Lots	\$300
Three Lots	\$400
Four Lots	\$400

**\*\*LARGE AND SMALL TRACT SUBDIVISIONS**

Sketch Plan	\$200 / acre or portion thereof
Preliminary/Construction Plat	\$400 / acre or portion thereof
Final Plat	\$50 / acre or portion thereof
Final Plat Revision	\$300

**\*\*RURAL SUBDIVISION**

Sketch Plan	\$100 / per lot
Preliminary/Construction Plat	\$200 / per lot
Final Plat	\$25 / per lot

**\*\*COMMERCIAL OR NON-RESIDENTIAL PLAN REVIEW \$1,000 + \$100 / acre**

**\*\*CONDITIONAL ZONING**

\$2,000 + \$400 per acre or portion thereof

*Permit Fees shall be paid as follows:*

First payment due with application	20%
Second payment due prior to Joint Council/PB meeting	60%
Final payment due prior to PB/DRB Review Process	20%

**\*\*CONDITIONAL ZONING AMENDMENT**

\$300

**OTHER FEES**

**ZONING TEXT CHANGE** \$300

**\*\*STREET CLOSINGS & VACATING OF  
RIGHT-OF-WAY (defined in G.S. § 160A-299)** \$500

**VARIANCE** \$500

**ZONING ADMINISTRATOR'S DECISION APPEAL** \$500

**\*\*VESTED RIGHTS APPLICATION** \$250

**ZONING VERIFICATION LETTER** \$25

**VILLAGE ENGINEER FEES**

Consultation and Review	Billed according to project review time
Surcharge per detention on site	\$500
Surcharge per driveway permit	\$200

**OFFICE FEES**

**CONVENIENCE FEES**

Credit Cards	3%
Electronic Checks up to \$10,000	\$1.50
Electronic Checks \$10,000-\$25,000	\$30



### OFFICE FEES (cont.)

#### CONVENIENCE FEES

Credit Cards	3%
Electronic Checks up to \$10,000	\$1.50
Electronic Checks \$10,000-\$25,000	\$30

#### **\*\*COPIES PER PAGE**

Black and white- letter or legal	\$.05
Color- letter or legal	\$.50

#### **\*\*COPIES TO COMPACT DISCS**

\$2

#### **\*\*COPIES TO FLASH DRIVES**

\$5.00 2GB or \$ 7.00 4GB

#### **RETURNED CHECK FEE (cash only)**

\$25

### PARKS AND RECREATION FEES

#### **\*\*BARN / SHELTER RENTAL – SECURITY DEPOSIT      ~~\$400~~300 (refundable)**

#### **BARN-RENTAL FEES                      *Marvin-Taxpayer (4-hours)*      *Non-Marvin-Taxpayer (4-hours)***

Mon-Thursday	\$ 100	\$ 200
Friday-Sunday	\$ 150	\$ 300
Holiday	\$ 200	\$ 400
Additional Hour Fee (1-hour max)	\$ 50	\$ 100
Wedding Fee	\$2000	\$2500

*(Wedding Fee rental includes additional setup and cleanup time beginning Friday afternoon through Sunday afternoon)*

#### RENTAL FEES

##### Barn (4 Hours)

##### Picnic Shelter (4 Hours)

	<u>Resident</u>	<u>Non-Resident</u>	<u>Resident</u>	<u>Non-Resident</u>
Monday-Thursday	\$150	\$250	\$75	\$150
Friday-Sunday	\$200	\$350	\$125	\$250
Legal Holiday	\$250	\$450	\$150	\$300
Extra One-Hour Fee	¼ of fee	¼ of fee	¼ of fee	¼ of fee

- Rental fees for Non-Profit Groups are the same as ~~the Marvin-Taxpayer~~ Resident fees.
- ~~Non-Residents~~ Marvin-Taxpayers are eligible for a \$25 discount with a current parking pass.
- Park Volunteers are eligible for a free parking pass after completing 5 hours of volunteer service. Contact the Village Hall Staff for a volunteer application.

#### PARKING PERMITS

Resident	no charge
Non- <del>Taxpayer</del> <u>Resident</u> annual fee	\$50
Non- <del>Taxpayer</del> <u>Resident</u> daily fee	\$5
Replacement Fee	\$5

#### PROFESSIONAL ACCESS FEE

Single Day Pass	\$20 (2 professional passes)
Annual Pass	\$100 (2 professional passes)

#### COMMUNITY GARDEN PLOT

Regular Plot	\$20 (annually)
Trellis Plot (3 plots available)	\$30 (annually)

**\*\*Note – Payment by cash or check is required for these items.**

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## F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS

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### EXPAND AND MAINTAIN OUR NETWORK OF PEDESTRIAN TRAVELWAYS, PARKS, RECREATION & GREENSPACE

#### Principle Policy

Conserve open greenspaces, expand parks, connect neighborhood places through a series of greenways and promote recreational opportunities which express the values of our community.

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#### GOALS & OBJECTIVES

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##### **F.1** *Planning and Implementation*

1. Identify and encourage the reservation of strategically located, undeveloped land for publicly useable greenspaces and parks
2. Create pedestrian connections from neighborhoods to recreation, parks and other destinations in the Village
3. Periodically update the Park and Greenways Master Plan to accommodate changing conditions
4. Require development plans to show the presence of an internal pedestrian network and pedestrian areas where appropriate
5. Review new development and redevelopment for compliance with an adopted Parks and Greenway Master Plan
6. Expand existing multi-use trails and continue to support Marvin's equestrian heritage and preserve open spaces.
7. Consider partnering with neighboring towns to develop a shared park space.

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##### **F.2** *Acquisition and Provision Regulations:*

1. Establish capital project funding to implement a prioritized list of greenways with the Greenway Master Plan
2. Continue to research opportunities to acquire lands for potential future public parks.
3. Actively pursue and secure easements along the Marvin Loop and other areas key to the Marvin Greenway Map
4. Require accessible pocket parks, pedestrian travelways and recreation equipment in new neighborhoods where appropriate
5. Create regulations for development and redevelopment, to ensure the provision of green space for recreation
6. Establish a minimum standard of accessible, public green space, and travelways to be provided by non-residential development
7. Require non-residential uses to provide landscaped and furnished public gathering spaces as appropriate

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##### **F.3** *Maintenance:*

1. Institute regular maintenance programs for parks and recreation areas, public lands and greenway

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##### **F.4** *Service & Needs:*

1. Develop a public park system with adequate space and facilities to meet varied demographic needs
  2. Develop public spaces and parks with recreation equipment to serve a wide range of residents
  3. Support educational and recreational programs to optimize use of the Village's recreation system (e.g. native plant / bird watch lists, walking programs, educational walks for school-aged children, etc.)
  4. Develop educational programs that promote environmental care and greenway safety
  5. Consider the installation of signs, maps and trail programs along Village greenways and park trails
  6. Consider providing safe and secure parking areas that serve greenway trails and parks (Discuss removal of this item w/ PRG considering Tullamore parking lot removal)
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## **F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS**

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### ***F.5 Effective Uses***

1. Protect environmentally sensitive lands by requiring greenway or open space to buffer development
2. Incorporate existing natural areas and historic areas into the greenway system as feasible.

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### ***F.6 Streetscapes and Crosswalks***

1. Require streetscapes to create more pleasant walking environments and separate pedestrians from vehicular traffic.
2. Create appropriately diverse streetscape standards for different uses or character areas in the Village
3. Require (as feasible) streetscape trees between sidewalks and curbs to separate pedestrians from vehicular traffic
4. Consider lighting standards, pedestrian furnishings and landscape standards for streetscaping in appropriate areas
5. Provide pedestrian crosswalks that may incorporate pavers and other building materials and textures

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### ***F.7 Pedestrian Networks and the Village Center***

1. Create pedestrian-friendly parks and facilities that are furnished and well-lit in the Village Center area
  2. Provide linear parks connecting uses and recreation areas within the Village Center area
  3. Provide useable spaces for recreation and entertainment connected by pedestrian travelways within the Village Center
-